

SEAVER FRANKS

ARCHITECTS INC AIA

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Date: May 26, 2005
To: City of Scottsdale
From: Richard W. Huch, Senior Project Architect

CLASSIC CAR SPA- SCOTTSDALE ROAD & ADOBE ROAD, SCOTTSDALE, ARIZONA NARRATIVE

The proposed Classic Car Spa, located at the southeast corner of Scottsdale Road and Adobe Road in Scottsdale will be a full service car wash, fuel service and car care facility.

The overall building is a 15,004 square foot facility specializing in automotive care. The facility will offer 100% All Hand Wash Car Wash, extended care vehicle revitalization, an automotive product and waiting lobby, complete oil, lube and fuel services as well as window tinting and windshield replacement services.

The hours of operation change seasonally, however the earliest that the facility will open will be 7:30 am with closing at 6:30 pm.

There will be approximately 25 to 40 employees working within and at the facility at any given time depending on the day of the week.

The vehicular circulation patterns are depicted on the site plan.

The color scheme will feature natural desert hues.

The exterior design of this facility will feature a similar design vocabulary as the surrounding architecture. The materials will be painted stucco with a pre-cast concrete base. Metal canopies will accent the parapet construction and aluminum window storefront system. Elements of standing seam metal roofing will be added as accents.



SITE PLAN



CLASSIC CAR SPA
22111 N. SCOTTSDALE RD
SCOTTSDALE, AZ

ISSUE DATE: 07/12/05
JOB NO: 2513

A1

DEVELOPMENT SUMMARY

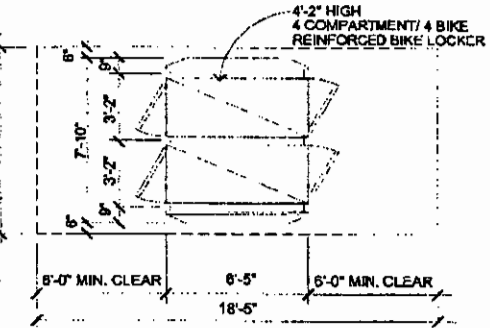
EXISTING SITE ZONING	C-4
PROPOSED SITE ZONING	C-4
GROSS FLOOR AREA	13,888 SF
REQUIRED OPEN SPACE	17,800 SF
PROVIDED OPEN SPACE	22,991 SF (SEE SITE PLAN WORKSHEET)
NET SITE ACREAGE	2.29 ACRES (100,000 SF)

PARKING REQUIREMENTS

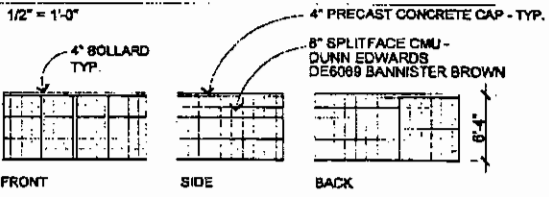
A) AUTOMOTIVE SERVICE STATION	
• 3 SPACES PER SERVICE BAY	9 SPACES - 3 CREDITED IN BAY (SEE PLAN) & 6 IN LOT
• 3 SPACES X 3 OIL/LUBE BAYS =	9 SPACES - 3 CREDITED IN BAY (SEE PLAN) & 6 IN LOT
• 3 SPACES X 3 DETAIL BAYS =	12 SPACES (6 IN BAY)
• 1 SPACE PER 250 GSF OF RETAIL SALES	19 SPACES
• 4,560 GSF (SEE FLOOR PLAN WORKSHEET) / 250 =	19 SPACES
TOTAL REQUIRED FOR AUTOMOTIVE SERVICE STATION 31 SPACES	
B) CAR WASH	
• 1 SPACE PER AUTO WASHING EMPLOYEE PER SHIFT	4 SPACES
• 4 AUTO WASHING EMPLOYEES =	4 SPACES
TOTAL REQUIRED FOR CAR WASH 4 SPACES	
TOTAL REQUIRED FOR AUTOMOTIVE SERVICE STATION AND CAR WASH 35 SPACES	
TOTAL PROVIDED FOR AUTOMOTIVE SERVICE STATION AND CAR WASH 36 SPACES	
C) QUEING	
• 10 STACKING FOR QUEING (SEE PLAN) =	10 SPACES
• 4 SPACES PER WASH BAY FOR VEHICLES AWAITING SERVICE (SEE PLAN)	8 SPACES
• 4 SPACES X 2 WASH BAYS =	8 SPACES
TOTAL REQUIRED FOR QUEING 18 SPACES	
TOTAL PROVIDED FOR QUEING 21 SPACES	

BICYCLE PARKING REQUIREMENTS

• 1 BICYCLE PARKING SPACE PER 10 VEHICULAR PARKING SPACES	4 SPACES
36 SPACES / 10 =	



SECURE BICYCLE PARKING

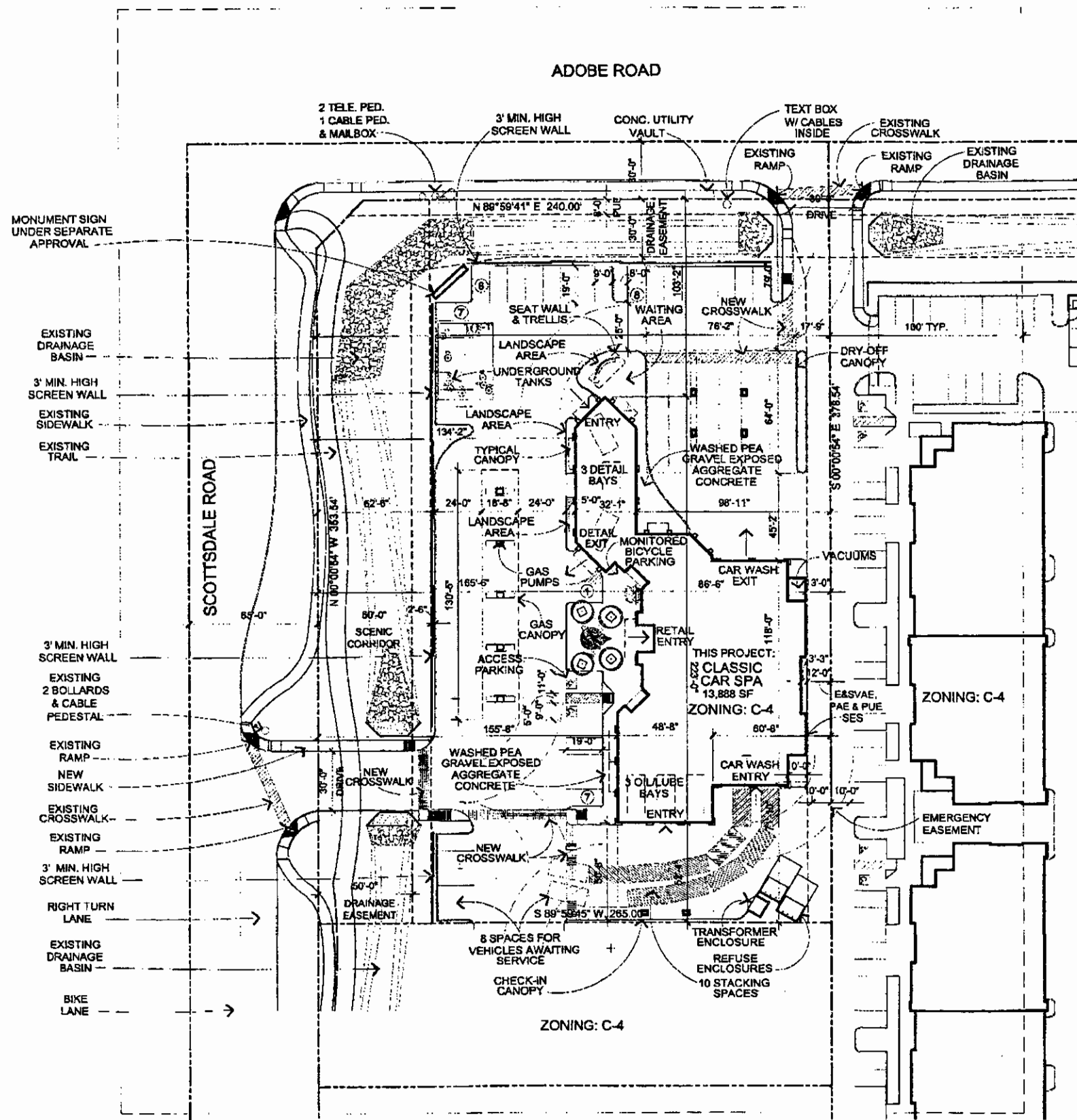


TYP. TRASH ENCLOSURE

- NOTES:
- 1) GARAGE BAYS SHALL BE SCREENED FROM VIEW FROM SCOTTSDALE AND ADOBE ROADS, AND ADJACENT PROPERTIES THRU THE USE OF SCREEN WALLS AND LANDSCAPING.
 - 2) ALL PROPOSED COLORS SHALL HAVE A LIGHT REFLECTIVITY VALUE OF LESS THAN 35%.
 - 3) TRANSFORMER ENCLOSURE SHALL BE 8'-0" WIDE BY 7'-0" DEEP. HEIGHT OF ENCLOSURE SHALL BE 1'-0" HIGHER THAN UNIT. WALLS SHALL MATCH TEXTURE, COLOR AND MATERIAL OF MAIN BUILDING. THE PRINCIPLE SIDE OF UTILITY COMPANY ACCESS SHALL BE SCREENED WITH A DECORATIVE GATE THAT ALLOWS REQUIRED ENTRANCE WHEN OPEN.
 - 4) THE MINIMUM WIDTH OF PARKING LANDSCAPE ISLANDS SHALL BE 7'-0" INSIDE OF CURB.
 - 5) SECTIONAL OVERHEAD DOORS SHALL BE RECESSED NO LESS THAN 4' FROM THE FACE OF THE BUILDING.
 - 6) WINDOWS SHALL BE RECESSED NO LESS THAN 50% OF WALL DEPTH.

SCREEN WALL

- NOTES:
- 7) DOORS AND STOREFRONT SHALL BE RECESSED NO LESS THAN 30% OF WALL DEPTH.
 - 8) TINTED, MORGANIZED OR COATED GLAZING SHALL NOT HAVE A REFLECTANCE OF OUTDOOR VISIBILITY EXCEEDING 17%.
 - 9) SPANDREL GLASS WILL HAVE AN EXTERNAL APPEARANCE MATCHING VISION GLASS.
 - 10) COLUMN-LIKE FEATURES ON THE MAIN BUILDING SHALL PROJECT FORWARD OF THE ADJACENT WALL SURFACE NO LESS THAN 1'-0".
 - 11) PAVES, REVEALS, COLOR CHANGES AND OTHER DETAILS ON THE COLUMN-LIKE FEATURES SHALL WRAP AROUND THE FEATURES TO THE INSIDE CORNERS.
 - 12) ALL PUBLICLY VISIBLE SPACES IN THE OIL/LUBE AND DETAIL AREA THRU OVERHEAD DOORS AND WINDOWS SHALL BE KEPT IN SHOWROOM CONDITION.



SITE PLAN

